



19760206000008700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1976 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Juanita C. Moore

2805 Crescent Ave.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Four Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~we~~ ^{XX} I
Marie L. O'Koren, a unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Frederick F. Horns III and wife
Kathleen C. Horns

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in
County, Alabama to-wit:

Unit "C", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most West-erly corner of Lot 3, thence in a Southeasterly direction along the South-west line of Lot 3, a distance of 65.05 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point of beginning; said point being further identified as being the point of interseption of the center line of the wood fence endlosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "B" and "C", thence nontinuein a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the cen-er line of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 18.85 feet to intersection of the center line of the wood fence common to Units "C" and "D", thence right in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 18.90 feet to the point of beginning.

Subject to easements and restrictions of record and easements, restrictions, covenants, conditions, assessments and agreements contained in Declaration recorded in Miscellaneous Book 6, Page 804, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

Except 1976 taxes

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and admini-strators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of February, 19 76

WITNESS:

Frederick F. Horns III
Kathleen C. Horns

Marie L. O'Koren
Book 6, Page 4, 56
1976 FEB - 6 AM 9:45
INSTRUMENT WAS FILED
SHELY CO. ALA.
JUDGE OF PROBATE

State of Alabama
Shelby

COUNTY

General Acknowledgement

I, Juanita C. Moore

hereby certify that Marie L. O'Koren
whose name is signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this

1st

day of

February

A. D., 19 76

Juanita C. Moore
Notary Public